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70 East View Fields, Plumpton Green, BN7 3EF
£475,000



70 East View Fields

Plumpton Green, Lewes

An exceptionally spacious 4/5 bedroom semi detached house (1308 sq.ft) having been SUBSTANTIALLY EXTENDED with a 2 storey side extension and 2 further ground floor extensions that allows for the possibility of a downstairs bedroom and ensuite. Further benefits include a large rear garden with a drive to garage behind and a recently installed Dakin Air Source Heat Pump, Solar Panels with Battery Storage and Solar iBoost Water heating system that significantly reduces energy bills.

The property is situated amongst only 7 other houses within East View Fields forming part of this sought after residential close within Plumpton that has the rare benefit of a railway station. All amenities including the primary school, village store and pub are within easy walking distance. The highly regarded Chailey Secondary School also falls into the catchment area

The accommodation includes an entrance hall with stairs to the first floor. The generous lounge/dining room faces the front and a square archway opens to a sitting room extension with double doors to the garden. The kitchen is also a particularly good size, well fitted with a good range of cupboards and integrated cooking appliances, 2 windows and a door to the garden.



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To the other side of the hallway there is a ground floor bedroom/study with a small office leading off it and a downstairs shower room/wc.

From the landing a hatch with pull down ladder opens to the loft and there is an overstairs cupboard. There are 4 bedrooms and a large refitted bathroom.

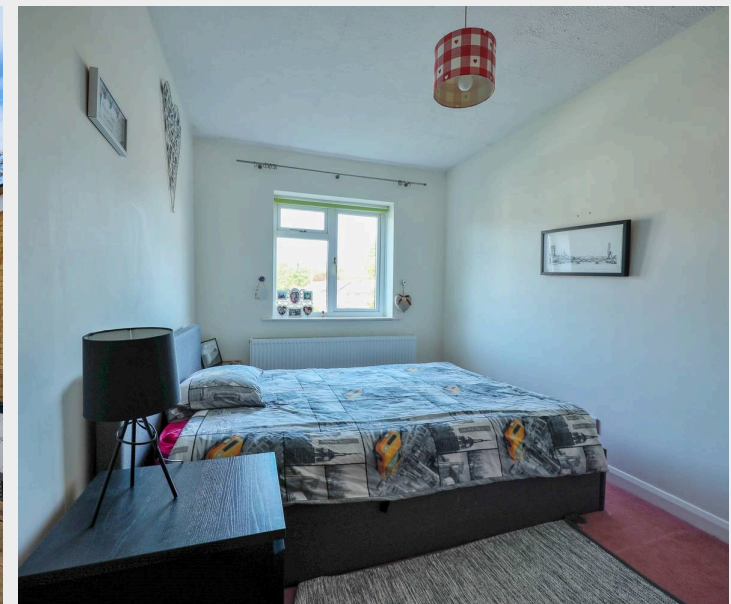
Outside pedestrian access leads to the front garden with a side gate to the east facing 53' x 39' max rear garden. A patio wraps around 2 sides of the house with the remainder laid to level lawn with raised borders and hedging. Brick barbecue, outside tap, timber shed. Rear gate to a driveway and garage (nearest one in block of 3).

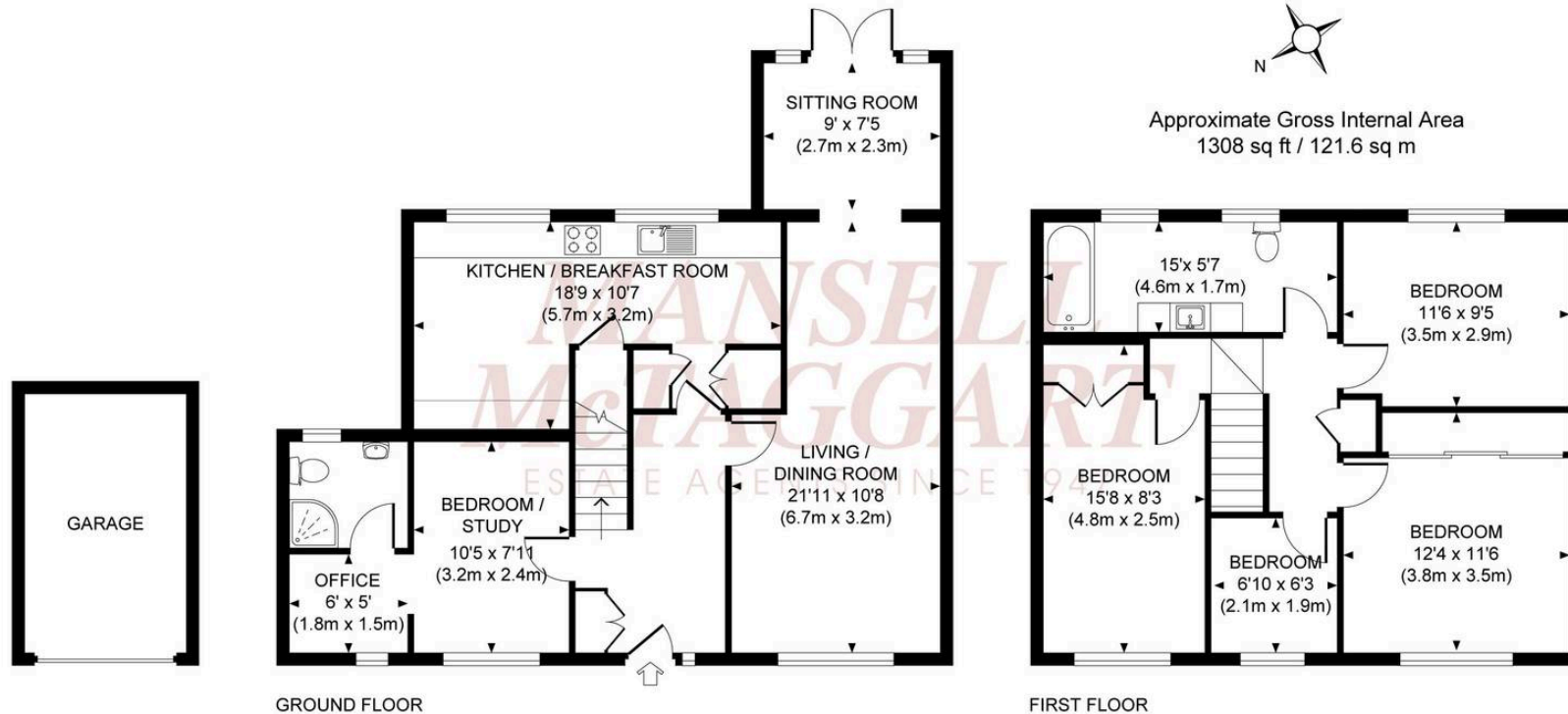
Benefits include a Daikin air pump heating system to radiators new in 2021. Solar panels new in 2021 and owned by our vendors and uPVC framed double glazed windows.

Council Tax band: D

Tenure: Freehold

- Entrance Hall
- Lounge/Dining Room
- Sitting Room
- Study/Bedroom 5
- Office & Downstairs Shower Room/WC
- 4 Bedrooms
- Private Drive & Garage
- Good Size Rear Garden





This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Mansell McTaggart Burgess Hill

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